

SITE PLAN COMMITTEE
OCTOBER 24, 2006

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Jeff Evans, and Sam Engel, Jr. Also present were Planning and Zoning Manager Bruce Dell, Planners David Abramson and Ingrid Allen, and Secretary Janet Gale recording the meeting. Julie Aitken and James Aucamp, Jr. were absent.

2. APPROVAL OF MINUTES: October 10, 2006

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve the minutes of October 10, 2006. In a voice vote, with Ms. Aitken and Mr. Aucamp being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

3.1 SPM 7-2-06, Chevron Facility No. 53512, 2340 South University Drive (B-3)

Craig McDonald, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Mr. McDonald displayed material samples and renderings in order to exhibit the proposed modifications. He answered extensive questions regarding the canopy lighting and retrofitting the pumps. Mr. McDonald indicated that Chevron was seeking a “fresh, clean” look and, therefore, he was agreeable to the recommendations made by the Committee.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve subject to the planning report and the following items: 1) to paint the building; 2) to clean the roof tiles; 3) to clean up the dumpster enclosure and the dumpster itself; 4) to replace the light pole which had fallen on the site; 5) that at the pay phone area, to fix the pipe bollards and the curb; 6) to repaint the metal edge at the curb line by the convenience store and the pump islands; 7) to remove any unauthorized signage; 8) that if the car wash was closed, to install doors or fix the car wash and remove the barricades; and 9) to bring the landscape up to Code by working with staff. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – yes; Ms. Aitken – absent; Mr. Aucamp – absent; Mr. Engel – yes. **(Motion carried 3-0)**

3.2 SPM 8-1-06, Arrowhead Golf & Tennis Club #1 Association, 1850 SW 81 Avenue (R-4A, Old Code)

Lee Weissman, representing the petitioner, was present. Ms. Allen summarized the planning report.

Mr. Weissman provided historical information in order to explain how this modification evolved. He provided samples of the paint colors and clarified where the three colors were to be applied. There was a brief discussion regarding landscaping and Mr. Dell agreed that staff would work with the homeowners’ association management company regarding landscaping issues.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – yes; Ms. Aitken – absent; Mr. Aucamp – absent; Mr. Engel – yes. **(Motion carried 3-0)**

4. OLD BUSINESS

Mr. Engel suggested that the large site plans provided in Committee Members’ packets be folded in a specific fashion so as to be conveniently readable.

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Chair Breslau noted that the K-Mart modifications were in process and that all the mesh had been removed from the garden center. He asked that staff keep track of their progress in order to assure that the proposed specifications be completed.

5. NEW BUSINESS

Mr. Dell advised that staff was considering PowerPoint presentations to be made by applicants in order to provide a more accurate visual understanding of the projects. The Committee was agreeable as long as it did not make the process longer for the applicants. Mr. Dell did not anticipate that it would cause the applicant any additional time.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:35 p.m.

Date Approved: _____

Chair/Committee Member